



East of 
ESTATE AGENTS

Cottles Lane
Woodbury OIEO £900,000

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Clarence House is a beautifully presented five-bedroom detached family home offering approximately 2,767 sqft of spacious accommodation in the sought-after village of Woodbury. Highlights include a stylish kitchen/breakfast room, generous reception rooms, five double bedrooms including a principal en-suite, and a versatile former double garage with games room above. Set within beautifully established wrap-around gardens, the property offers a private and peaceful setting ideal for modern family living.

Detached Family Home | 2,767 Sq Ft | Sought-After Village Location | Five Double Bedrooms | Principal En-Suite | Light-Filled Kitchen | Spacious Reception Rooms | Utility & WC | Mature Gardens | Parking and Garage Potential

DESCRIPTION

Nestled along the highly sought-after Cottles Lane in the picturesque village of Woodbury, Clarence House is an impressive five-bedroom detached family residence, built in 1998 offering beautifully presented accommodation extending to approximately 2,767 sq ft. Combining generous proportions with light-filled living spaces and mature wrap-around gardens, this is a wonderful home perfectly suited to modern family life. A welcoming reception hall, complete with attractive flagstone flooring, sets the tone for the quality and character found throughout the property. At the heart of the home lies the superb kitchen/breakfast room featuring a modern fitted Aga, this room is bathed in natural light and thoughtfully designed as a sociable family space, with double doors opening directly onto the gardens, seamlessly connecting indoor and outdoor living. The generous dining room provides an elegant setting for entertaining, while the spacious through sitting room offers a wonderful place to relax, featuring doors opening onto the gardens and allowing the beautiful surroundings to become part of the living space.

The first floor hosts an impressive principal bedroom suite with stunning views over the countryside, built-in wardrobes and a well-appointed en-suite shower room. Four further generous double bedrooms, all showcasing



the beautiful countryside views provide flexible accommodation for family and guests, all served by a stylish family bathroom. Practicality has also been carefully considered, with a ground floor cloakroom, utility/laundry room, and excellent storage throughout. The former double garage, currently used as a single garage plus workshop has been sympathetically converted to provide additional versatile accommodation, including a superb games room/office above, while retaining the potential for the double garage to be easily reinstated if required.

Outside, Clarence House enjoys beautifully established wrap-around gardens, offering a high degree of privacy with mature planting, pond, lawns and paved terraces, creating the perfect setting for al fresco dining, entertaining or simply enjoying the peaceful surroundings. Occupying a desirable position within one of East Devon's most sought-after villages, Clarence House offers the perfect balance of countryside living with excellent local amenities, highly regarded schools and convenient access to Exeter.

LOCATION

Cottles Lane is a peaceful residential lane situated in the heart of the highly sought-after village of Woodbury, offering the perfect balance of rural charm and everyday convenience. Surrounded by beautiful East Devon countryside, the village provides an excellent range of local amenities including a popular primary school, village shop, post office, pharmacy, doctor's surgery, pubs, cafés and a thriving community hall.

Woodbury is ideally positioned just a short drive from the cathedral city of Exeter, with excellent transport links via the M5, A30 and Exeter International Airport. The nearby coastal towns of Exmouth and Budleigh Salterton offer stunning beaches, watersports and scenic coastal walks, while the beautiful Woodbury Common, part of the East Devon Area of Outstanding Natural Beauty, is right on the doorstep, providing miles of walking, cycling and horse-riding trails.

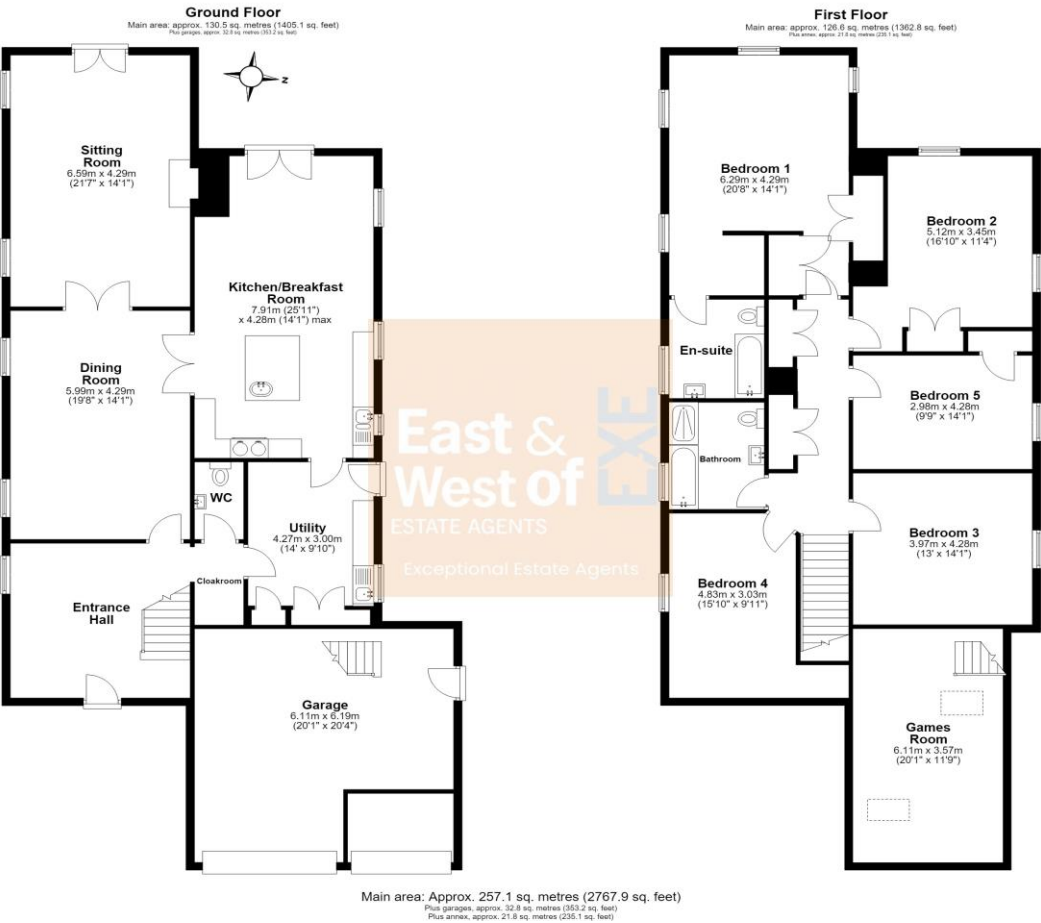
Combining a welcoming village atmosphere with easy access to the coast, countryside and city, Cottles Lane is a superb location for those seeking a relaxed lifestyle without compromising on connectivity.



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing: -

- Tenure: Freehold
- Council Tax Band: G
- Council: East Devon County Council
- Parking: Private Parking
- Garden: Stunning Mature Garden
- Electricity: Mains
- Heating: Mains Gas Boiler
- Water supply: Mains
- Sewerage: Public
- Broadband: Fibre to Cabinet available
- Mobile Signal: Several networks currently showing as available at the property including EE and 02



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	70 C
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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